



**46 Bodelwyddan Avenue, Kinmel Bay,  
LL18 5BW**

**£279,950**

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**EPC - C72    Council Tax Band - D    Tenure - Freehold**

# Bodelwyddan Avenue, Kinmel Bay

## 3 Bedrooms - House

This well presented detached house has a high end finish and will need nothing doing inside or out!. The accommodation affords the entrance porch, hallway, modern ground floor toilet, fitted kitchen with built in appliances, utility room and ground floor additional room/fourth bedroom. There is a spacious dining room with turned staircase to the upper floor and access to a feature lounge with vaulted roof and access to a rear conservatory. On the upper floor there is the galleries landing, modern family bathroom, three bedrooms with bedroom furniture and en-suite shower room off the master bedroom. Having double glazing, gas central heating, ample parking on the front block paved driveway and to the rear is a landscaped garden with summer house to house a hot tub, metal frame covered gazebo plus artificial lawn for low maintenance. Plans are available for a rear extension over the lounge, which will benefit from a fourth bedroom plus en-suite, should you wish to extend in the future as well as plans to build a side garage. EPC is C72. Freehold. Council tax band D.



### Accommodation

Enter via a double glazed door into the hallway.

### Porch

With tiled flooring, double glazed windows to the front and side, and double glazed door into the hallway.

### Hallway

With wood flooring and radiator.

### Ground Floor Toilet

Comprising of a vanity wash hand basin and toilet, fully tiled walls and floor, heated towel rail and double glazed window to the front.

### Kitchen

10'0" x 8'9" (3.05 x 2.67)

Fitted with modern wall drawer and base units, complementary worktop surfaces, fully tiled walls, under unit lighting, built in double oven and gas hob with extractor hood over, bowl and a half single drainer with mixer tap, integrated dishwasher, larder fridge and freezer, heated towel rail, tile effect laminate flooring, inset spotlighting, double glazed window and access through to the utility room.

### Utility Room

7'7" x 7'10" (2.33 x 2.40)

Fitted with a continuation of the modern units, tile effect laminate flooring, integrated washing machine, single drainer sink with mixer tap, inset spotlighting, radiator, concealed boiler, double glazed window and door. Access through to the additional room.

### Additional Room

11'6" x 8'0" (3.52 x 2.44)

Additional room which could be used as an extra room or study, with spot lighting, radiator, tile effect laminate flooring, double glazed window and electric meter.

### Dining Room

11'4" x 16'0" (3.47 x 4.90)

With wooden flooring, under stairs storage, turned staircase to the gallery landing and double glazed window to the front. Door into the lounge

### Lounge

11'6" x 14'5" (3.52 x 4.41)

Offering vaulted ceiling with exposed beams, wall mounted electric fire, tv connection, wood effect flooring, radiator double glazed window to the rear and double glazed french doors into the conservatory.



### Conservatory

13'5" x 10'2" (4.10 x 3.12)

Being fully double glazed with tiled flooring and under floor heating, french doors open onto the landscaped rear garden.

### Gallery Landing

Overlooking the lounge with loft access hatch, airing cupboard and double glazed window to the side.

### Bedroom 1

12'8" x 10'2" (3.87 x 3.10)

Having built in bedroom furniture, tv connection, radiator and double glazed window to the front. Door to the en-suite shower room:

### En-Suite Shower Room

5'9" x 4'9" (1.76 x 1.45 )

Comprising of a modern vanity wash hand basin with drawer unit beneath, toilet, corner shower enclosure, fully tiled walls, extractor fan, spot lighting, tiled flooring, heated towel rail, anti mist led mirror and double glazed window.

### Bedroom 2

10'1" x 9'10" (3.09 x 3.00 )

Having bedroom furniture, radiator and double glazed front window.

### Bedroom 3

10'1" x 6'3" (3.09 x 1.93)

This room has a radiator and double glazed front window.

### Luxury Family Bathroom

8'10" x 5'9" (2.70 x 1.77 )

This stunning bathroom comprises of a modern vanity wash hand basin with drawer units beneath, push button toilet, jacuzzi spa-bath with pin point lighting on the panel, shower over the bath, bi-folding shower screen, fully tiled walls with anti mist led mirrors, tiled flooring, heated towel rail, extractor fan, spot lighting and double glazed rear window.

### Outside

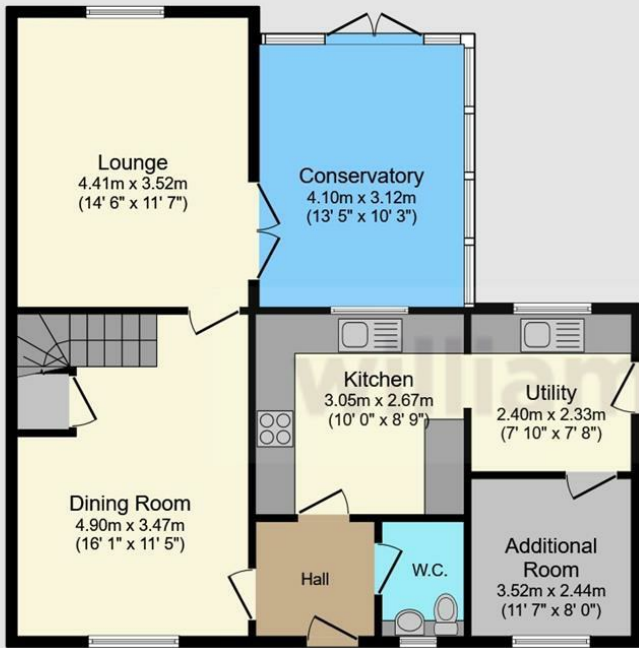
The front offers a wide entrance block-paved driveway with adjacent low maintenance gravelled garden. Side gate to the rear.

The rear garden offer a tranquil space for relaxing, being landscaped with artificial grass, paved patio areas, raised flower beds, water feature, summer house housing the hot tub which will be included in the sale, good size plastic storage shed and to the rear corner there is a modern metal frame gazebo with tie back curtains over a paved patio for Al-Fresco dining. This private enclosed garden really does offer a perfect Oasis to sit back and fully enjoy a low maintenance garden.

### Directions

Proceed onto Wellington Road and head in the direction of Kinmel Bay, go over the Foryd Bridge and turn second left onto Bodelwyddan Avenue. Follow this into the estate where you can find this Wow factor home on the right hand corner.





### Ground Floor

Floor area 75.0 m<sup>2</sup> (807 sq.ft.)



### First Floor

Floor area 45.7 m<sup>2</sup> (492 sq.ft.)

**TOTAL: 120.7 m<sup>2</sup> (1,300 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

